

RESOLUTION 25-17

To Authorize The Execution And Submission of Documents To HUD To Dispose of Land
Parcels and Enable a Closing of Financing For Barry Farm Rental Flats

Summary

The purpose of this resolution is to authorize the District of Columbia Housing Authority (DCHA) to submit documents to the U.S. Department of Housing and Urban Development (HUD) and to execute any documents necessary to enable the disposition of the land parcels for the next phase of the Barry Farm Redevelopment Project which is the Rental Flats.

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TO AUTHORIZE THE EXECUTION AND SUBMISSION OF DOCUMENTS TO HUD TO DISPOSE OF LAND PARCELS AND ENABLE A CLOSING OF FINANCING FOR BARRY FARM RENTAL FLATS

WHEREAS, the District of Columbia Housing Authority (DCHA) seeks to create public housing replacement units under the Barry Farm Redevelopment Plan and increase the supply of affordable housing in the District of Columbia; and

WHEREAS, Barry Farm and Wade Apartments (Barry Farm), is a 34.09 acre site generally bounded by Suitland Parkway to the north, Martin Luther King Jr. Avenue to the east, Firth Sterling Avenue to the west, and St. Elizabeth's West Campus to the south, which consisted of 444 obsolete townhomes and apartment units (432 townhomes in Barry Farm and 12 flats in Wade Apartments); and

WHEREAS, as a result of the aging and substantially deteriorating housing stock, in 2006, the District of Columbia (the District) designated Barry Farm as one of its New Communities Initiative (NCI) sites, and initiated a community-driven process to develop a redevelopment plan (the Redevelopment Plan); and

WHEREAS, DCHA and the District, by and through the Office of the Deputy Mayor for Planning and Economic Development (DMPED), have agreed to cooperate to redevelop the Barry Farm site into a vibrant mixed income and mixed use community; and

WHEREAS, on December 08, 2014, the District of Columbia Zoning Commission approved the first stage Planned Unit Development (PUD) for Barry Farm that would have allowed new mixed-income housing, new public spaces, and new retail/service uses to the Anacostia neighborhood comprised of approximately 1,014 apartment units including 344 replacement units; and

WHEREAS, the Zoning Commission approved a Map & Text Amendment on December 16, 2021; the development is required to provide 380, low-income replacement public housing units in addition to other affordable and market-rate units for a total of up to 1,100 units, including rental homeownership and approximately 40,000 SF retail space serving the neighborhood; and

WHEREAS, on July 08, 2015, the Board of Commissioners through Resolution 15-21 authorized the Executive Director of DCHA to submit a demolition and/or disposition application to the U.S. Department of Housing and Urban Development (HUD) for 432 public housing units at Barry Farm & 12 public housing units at Wade Apartments. HUD approved the application on January 20, 2017; and

WHEREAS, relocation of all residents from the site was completed in December 2019. Demolition of units began soon after and was completed in November of 2020; and

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WHEREAS, DCHA has requested from HUD a Notice of Anticipated Rental Assistance Demonstration (RAD) Rents (NARR), thereby communicating its interest in developing and converting 42 Annual Contribution Contract (ACC) replacement units at Barry Farm Rental Flats from its available Restore-Rebuild authority to HUD pursuant to HUD's Restore-Rebuild initiative; and

WHEREAS, under a current RAD portfolio award request DCHA will reserve conversion authority under RAD so that when a project is issued a Date of Funding Availability (DOFA), the project will be assured availability under the statutory cap of public housing units that can be converted under RAD;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of DCHA hereby adopts Resolution 25-17 to authorize the Executive Director of DCHA to undertake the following to enable a closing of financing for Barry Farm Redevelopment Rental Flats:

1. To authorize the execution and submission of a HUD disposition application that will allow the parcels of land encompassing the Rental Flats Phase I to be disposed of at financial closing.
2. To authorize application to HUD for Restore-Rebuild conversion of the 42 ACC units that are being funded under DCHA's LBS program and thus enable a closing of financing for the Barry Farm Rental Flats redevelopment project under an existing Rental Award Demonstration portfolio award;
3. To authorize submission of a RAD portfolio award to HUD to allow for RAD conversion of the 42 ACC units that are being funded under DCHA's LBS program and thus enable a closing of financing for the first phase of the Barry Farm Rental Flats project;
4. To authorize the Executive Director, at a financial closing, to dispose of the parcel Barry Farm Rental Flats Phase 1 pursuant to a ground lease to Barry Farm Flats LLC, a joint venture owned by the Developer and an entity controlled by DCHA; and

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5. To authorize the Executive Director of DCHA to take all such action, to execute all such required documents, to make any required submissions and notices, and to obtain any approvals (including amendment of a HUD Disposition approval to dispose of the property to the Barry Farm Flats I LLC) or waivers in connection with the above referenced submissions to HUD and the financial closing of the tax credit and bond transaction.

ADOPTED, by the Board of Commissioners and signed in authentication of its passage the 9th day of July, 2025.

ATTEST:

APPROVED:

Keith Pettigrew
Executive Director

Raymond A. Skinner
Chairperson

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

Amy M. Glassman
Senior Vice President and General Counsel